

REGULAR MEETING - TOWN OF SULLIVAN PLANNING BOARD –APRIL 2, 2019

The regular meeting of the Town of Sullivan Planning Board began at 7:00PM

Present: Frank Park, David Allen, Sherry Menninger, John Ceresoli, Paul Jasek, Larry Ball and John Langey, atty

A motion was made by Dave Allen and seconded by John Ceresoli to accept the March 5, 2019 minutes. All in favor.

FORREST SEGUIN – 4 LOT SUBDIVISOIN –MINNIE MERRIAM ESTATE ON CHEESE FACTORY ROAD AND 1415 ROUTE 173, CHITTENANGO, NY SLB 57-1-3

Mark Merriam appeared before the Board with a corrected map, adding 150' to lot two to make it a conforming lot. Lots three and four will be added to the two existing lots owned by the daughters. Lot #1 will be the remainder of the farm.

The Board was declared lead agency for the short form SEQR. The items were mitigated and a negative declaration was made for the SEQR. A motion was made by John Ceresoli and seconded by Paul Jasek to schedule a public hearing for May 7, 2019 at 6:45PM

DAVID DERYCKE 1344 ROUTE 31, BRIDGEPORT SLB 9-2-5.23

Mr. Derycke appeared before the Board and presented maps for a resubdivision of land at 1344 Route 31. The property consists of a residential property and 50+/- parcel of open land. The subdivision contains a lot line adjustment to the residential property thus creating an adjustment to the undeveloped parcel by the same amount, thus becoming a two-lot subdivision.

The Board was declared lead agency for the short form SEQR. The items with small concerns were mitigated and a negative declaration was made for the SEQR with a motion made by Sherry Menninger and seconded by Dave Allen. It was also moved to schedule a public hearing for May 7, 2019 at 6:30PM. All in favor.

MERTON DUFFY 102 MATTHEW DRIVE, CHITTENANGO, SLB 50.1-1-67

Mr. Duffy appeared before the Board for a site plan review of a ground mounted solar system he plans to install. This area is in an Ag zone. He plans to have 28 panels. The Board will make a recommendation to the Town Board and Codes officer. Solar systems cannot be in a front yard, must be screened from neighbors (there are no near neighbors). There can be no blockage of view. The panels cannot exceed 25% of the lot. There is no mandate for a fence. If the system goes into disuse, it must be removed within 12 months. Any increase to apparatus will require a return to the Planning Board.

A motion was made by Sherry Menninger and seconded by Paul Jasek to make the Planning Board lead agency and make a negative declaration to the short form SEQR for site plan review of a ground mounted solar system. Any increase in apparatus will require a return to the Planning Board. All in favor.

JEFF TAYLOR – THE WILD – PDD MAP – APP

Mr. Roman (atty) and Jeff Taylor appeared before the Board with a map that was approved in 2017 which included “paper cut-outs” of the structures which have already been constructed on the site. Two animal buildings and two fenced-in areas have already been torn down and rebuilt. Mr. Taylor is replacing two animal buildings and 2 enclosures with a 12 x 16 enclosure and a 16x 20 enclosure with a fence in between.

There is an entire 16' x 20' animal enclosure within that area that was built as an extension to an existing 40' x 25' building. It was attached to the southern side of that building.

Mr. Taylor was advised by the Board that all of the construction which has already occurred on the site will require a PDD amendment and that he will need to prepare a new plan showing these new and any proposed structures for Town Board and Planning Board consideration.

Mr. Taylor would like the Board to consider future construction. He would like to add two future buildings 20' x 40' future buildings. Mr. Taylor would also like two 20' x 40' future buildings near the north property line. The Board discussed the need to re-organize the maps submitted by labeling the buildings by number so the Board knows which structure is being discussed. The Board is concerned about safety, emergency access, etc. The Board further stated that Mr. Taylor must obtain building permits before undertaking any construction.

The third consideration is outdoor lighting and continuation of existing lighting for security. They are concerned about dark areas at night. Mr. Taylor stated that he has erected seven 20' high poles on the site along the parking area and they are hand-drawn on the plans presented to the Board. The Board stated that any lighting must be downcast and fully shielded so as to not allow for spillage onto adjoining properties or highways. The Planning Board stated that the applicant needs to provide a specific lighting plan to the Town Board for their review in order to determine if it could be included into a revised PDD Plan.

Mr. Taylor explained that they currently have some evening events between 6PM and 9PM on weekdays and 6pm and 9:30PM for other events. He would like to end some of these events at 11PM. This issue must be considered by the Town Board and specific regulations would have to be in place for extinguishment of light so as not to disrupt the adjoining neighborhood.

The Board agreed to all of the proposals stated by Mr. Taylor subject to appropriate Town Board approval of a revised PDD Plan adopted through local law. Mr. Taylor was advised not to move forward with any of the new proposed uses or other features of the Park until after applicable formal approval has been received from the Town Board.

Mr. Taylor agreed to produce an upscaled map and present it to the Board.

The Board could do a formal recommendation for the PDD with changes that will be made including a numbered map of constructed buildings. Jeff needs to get building permits for buildings that have already been built.

A motion was made by Dave Allen and seconded by Sherry Menninger to adjourn the meeting at 8:30PM. All in favor.

Respectfully submitted,